



Chris Hornig

Partner

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Overview

It gives me profound satisfaction to know that my work has resulted in tens of thousands of individuals and families finding shelter and a platform from which to launch and succeed, at the same time as our common social environment is made more diverse and vibrant. The thrill comes when a client wants to do this in a new way, and I can help them find a path. Usually the key is storytelling; organizing apparently disparate elements so that regulators and financing sources see a larger and familiar story.

Chris Hornig advises for-profit, nonprofit, and public sector clients in a variety of affordable housing and community development transactions. Chris has long focused on representing private developers and public housing authorities in complex, large-scale revitalization projects that involve the replacement or revitalization of obsolete public housing with mixed-income, mixed-use developments utilizing Low-Income Housing Tax Credits (LIHTC), tax-exempt bonds, private debt, and public and private grant funds. Such projects take advantage of the regulatory flexibility and rental assistance provided through the Choice Neighborhood Initiative (CNI), Rental Assistance Demonstration (RAD), Faircloth-to-RAD, and other repositioning programs.

More recently Chris has also focused on the repositioning and revitalization of senior housing communities, including communities incorporating a continuum of care model and/or associated medical care facilities, frequently using HUD's new RAD-for-PRAC initiative.

Chris's career in affordable housing began with representing tenant groups opposing, or seeking to manage, gentrification. He previously served as the first Deputy Assistant Secretary for Public Housing Investments with the U.S. Department of Housing and Urban Development (HUD), in which capacity he implemented the HOPE VI Urban Revitalization Program and HUD's overall effort to rationalize public housing using mixed finance techniques. He's also

proud of his representation of the federal government in completing a historic negotiated reconfiguration of Native American housing programs.

Drawing on deep experience, an insider's knowledge of program history and agency culture, and a wide network of professional connections, Chris finds common ground among disparate players to secure optimal outcomes for his clients.

“ My thinking about cities – which I love – is guided always by the wisdom of di Lampedusa: “If we want things to stay as they are, things will have to change.” The wisdom applies doubly, of course, to things that we want to change.

Experience

- Represents various PHAs and developers partnering in the RAD conversion and redevelopment of their public housing portfolios, utilizing LIHTCs, tax-exempt bonds sometimes collateralized by an FHA-insured Section 221(d)(4) first loans, and subordinate debt.
- Represents a Midwestern nonprofit in the recapitalization and expansion of senior housing using a continuum-of care village approach with associated PACE Centers, using new Section 202 Capital Impact funds, RAD-for-PRAC, LIHTCs and NMHTCs.
- Represented a joint venture of a major homeless advocacy group and a national developer in developing a new 124-unit VASH/permanent supportive housing project in DC utilizing tax-exempt bonds and 4% LIHTC, a special federal appropriation, local trust fund monies, and foundation grants.
- Represented a group of nonprofit and for-profit developers partnering with a large PHA in the RAD transformation of is mixed-population high-rise portfolio; coordinated the development of template conversion documents among the PHA and all developers; and closed multiple deals involving tax-exempt bonds collateralized with HUD 221(d)(4) loans and state subordinate debt.
- Represented a nonprofit developer in a staged RAD “transfer of assistance” from a large elderly highrise to three separate redevelopment sites including the adaptive re-use of a historic school building and a mixed-income project pairing a 9% LIHTC elderly building with a 4%, bond-financed family development.
- Represented an Alabama developer in the 9% LIHTC redevelopment of a 104-unit PBRA project that required, simultaneously, a fee transfer to a local PHA, an outgoing Section 8(bb) transfer of PBRA, an incoming transfer of RAD assistance, and the assumption/waiver of HUD debt.

My Team





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Involvement and Recognition

Professional Affiliations

- D.C. Housing Preservation Strike Force (2015)
- National Housing Conference, *Board of Trustees* (2000-2020)
- National Low Income Housing Coalition, *Support Committee* (2012-2022)
- ABA Forum on Affordable Housing and Community Development Law, *Member* (1994-present); *Chair, Committee on Public Housing* (2005-2008); *Journal contributing editor* (2005-2008)
- Housing Association of Nonprofit Developers, *Member*

Community Affiliations

- Dance Place, Washington, DC, *Board of Directors* (2019-present); *pro bono counsel and Board of Advisors* (2009-2019)
- Latin American Youth Center, Washington, DC, *Gala Committee* (2007-present); *Board of Directors* (1999-2006), *Vice-Chair* (2001-2006)
- Mt. Pleasant Village, *Member, Pro Bono Counsel*

Credentials

- Stanford Law School, J.D., *Order of the Coif*
- Harvard University, B.A., *cum laude*

Admissions

- Maryland
- District of Columbia
- U.S. Supreme Court



- U.S. Court of Appeals, District of Columbia
- U.S. District Court, District of Columbia

Related Services

- [Affordable Housing](#)
- [Affordable Housing Development](#)
- [Affordable Housing Regulatory](#)
- [HUD](#)
- [Local Housing Authorities](#)

News + Events

- HUD Publishes Proposed Implementation Schedule for the BABA “Buy America” Program – 02.17.23
- HUD Delays Effective Date on BABA’s “Buy America” Requirements – 11.08.22
- Treasury Department Issues New Guidance for the Use of Coronavirus State and Local Fiscal Recovery Funds for Affordable Housing – 08.03.22
- Treasury Department Issues Final Rule for Use of Coronavirus State and Local Fiscal Recovery Funds – 04.05.22
- Recently Improved Tools for Public Housing Repositioning – 01.28.21
- HUD Issues NOFA for \$150 Million Under Section 202 Supportive Housing for the Elderly Program – 01.20.21
- HUD Unveils RAD-for-PRAC & Updates RAD Implementation Notice – 09.06.19